



**City Council
Special Meeting
Agenda
July 11, 2006**

The Trinity City Council held a Special Called Meeting on Tuesday, July 11, 2006 at Trinity United Methodists Church, 7140 NC Highway 62, Trinity.

MEMBERS PRESENT: Mayor Frances Andrews, Council members Karen Bridges, Phil Brown, Bob Labonte, Barry Lambeth, Dwight Meredith, Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: Council member Ewings

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Clerk/FO, Debbie Hinson; City Engineer Randy McNeill; City Planning Administrator and Code Enforcement Officer, Adam Stumb; Members of the Press; and other interested parties.

ITEM 1. CALL TO ORDER

Mayor Andrews called the July 11, 2006 Special Meeting of the Trinity City Council to order at 4:58 pm.

**ITEM 2. RECEIVE INFORMATION ON PROPOSED LAND DEVELOPMENT AND
POSSIBLE REQUEST FOR ANNEXATION INTO THE TRINITY CITY LIMITS.**

Mayor Andrews opened this item, asked Council members to introduce themselves, and called on the Proposed Developer to present their information.

Mr. Chuck Jones introduced himself, Tom Hall, and W.G. Sink as the possible proposed developers of the Donnie Sumner property located on the northern side of the creek that splits his property horizontally. This is approximately 235 acres that we would like to develop into a mixed use neighborhood.

Mr. Jones reviewed the map given to Council as well as a handout that identified some of the development benefits as illustrated by the handout (inserted) beginning on page 2.

Trinity — Hopewell Church Road & Morris Road
Mixed Use Neighborhood

Contacts: Chuck Jones
W. G. Sink

Development Benefits:

Real Estate Market Analysis and Positioning Strategy professionally prepared that established the area needs and end product preferences.

Higher Density Multi-Family Twin and Quad Villas located in the interior spaces buffered by single family adjacent to existing neighbors.

Our Custom Product will be at a higher price point than adjacent neighbors.

Walking trails will connect to side walk provided along Shannon Drive to the Welbom Road Elementary School.

Additional Greenspace at Western Boundary will connect walking trail loop.

All trails will provide access to the historic Revolutionary War Graveyard with Gazebos and additional parking.

Greenspace to also allow for full creek restoration to natural state.

Commercial Parcels can be expanded or split to both sides of entry road to meet existing needs and promote retail use.

Higher Density parcels will allow for affordable entry pricing, less Urban Sprawl and more tax base.

Amenity Package to feature pool, tennis and Community Space (cards, theatre room)

Multiple Entrances to disburse traffic flow.

Two Main Spine Roads with plant buffers will only have entrances to Cluster Neighborhoods, not mailboxes and driveways (Similar to Adams Farm Parkway).

Developers with local ties/roots — Family, homes, land, employees and resources.

Our Sewer Line Extensions that coordinates with existing planned infrastructure will serve 250 — 300 other “outside” properties.

Multiple product segments/tiers will allow for Broader Market and Community appeal.

Flexibility of Local Developer to adjust to Market Driven transition in product lines.

After review of the handout Council member Talbert discussed the ultimate high end density with Mr. Jones. Mr. Jones advised Council that that his firm did not have an overall density uses and what they normally did was try to work with the local ordinances to get as much density as we can within the local ordinances. That would be spread out through the entire site. Again, our goal is to try to gain input from you as to what you would like to see developed in this community.

The maximum allowed with your Ordinance I believe is 3 units per acre. We are at 235 acres.

There was discussion concerning the possibility of future development for the other property that adjoined this tract. Mr. Jones advised Council that they did not have specific product plans, however if they had the opportunity to develop the adjoining property in the future they certainly would like to do so. He discussed the need for the proposed development to be satisfactory for the area and something that would be universally acceptable to the community in the event that the adjoining property became available. The community would be familiar with our product.

Our ultimate goal is to be annexed, achieve the zoning we just discussed, and develop the property. Council member Talbert asked what sewer contribution would be made by the developers if this were considered and approved.

Mr. Jones stated that he believed it would be anything that the City already currently has in place. Anything that we create below anything that is within the existing infrastructure. We will build the pump station.

Mayor Andrews asked if she understood Mr. Jones correctly when he stated the addition of this pump station would allow the City to access up to approximately 300 homes that are not currently listed on the phases of sewer development.

Manager Bailie stated this did not mean that these residents would immediately get sewer, but means that they are serviceable and are already located within the city limits. Mr. McNeill discussed a map that illustrated how the developers proposed to develop the property and shows what can be served by the pump station.

There was discussion between Council members, Mr. McNeill, and Manager Bailie concerning how this would serve the city. Manager Bailie advised Council that if this development were considered and approved, when this pump station were built it would eliminate 2 pump stations; one (1) in Phase 2 and one (1) in Phase 3.

Mayor Andrews called for comments from Mr. McNeill.

Mr. McNeill advised Council that his firm had developed costs on how all of this would work. Mr. McNeill discussed his conversation with Manager Bailie concerning extension of sewer to the areas discussed. Mr. McNeill discussed how capacity fees would generate revenue and how growth would increase revenue. This would help to pay the debt payments to the City of Thomasville and could lead to the reduction of the 75% dedicated Sales Tax currently dedicated to off set the debt that will be incurred.

There was further discussion among Council concerning the community amenities such as the tennis courts and pool and if these amenities would be limited to the residents of the community only, the size of the homes proposed, and proposed greenways and walkways. Mr. Jones advised Council that they had not gotten far enough in the planning to define who would be eligible to use the amenities nor the size of the proposed homes at this time. However, this information would be provided to Council as this plan progressed. Mr. Jones discussed his proposed portion of the greenways, and advised Council the proposed length of the walkway was approximately one (1) mile.

Council members and Mr. Jones discussed the entrances identified earlier for ingress and egress and their relevance to traffic generated in this area.

At the conclusion of this presentation, Mr. Jones advised Council that he would work with Adam and staff and would be bringing this back to Council.

Manager Bailie advised Council that the entire Annexation process will take more than two (2) months. This will allow ample time for this to be discussed and considered once the petition is received.

There was further discussion between Council members, Mr. Jones, Mr. McNeill, and Manager Bailie concerning the amount of volume that could be served by the pump station, the location of commercial

development and the types of commercial business that might be built. Mr. Jones advised Council that the commercial would be office space, childcare, etc. It was their plans to develop something that would be useful to the surrounding area that it would serve.

ITEM 3. Adjournment

With no other business to discuss, *the July 11, 2006 Special Meeting of the Trinity City Council was adjourned at 5:30 upon motion by Council member Talbert, seconded by Council member Meredith and approved unanimously by all Council members present.*

These minutes were approved by the Trinity City Council at their Regular Meeting on Tuesday, August 08, 2006 listed under the Consent Agenda upon motion by Council member Ewings to accept the Consent Agenda, seconded by Council member Talbert and approved unanimously by all Council members present.